


CITY OF WEST DES MOINES PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: July 20, 2015

Item: Jordan West Plat 3, Southwest corner of EP True Parkway and Jordan Creek Parkway – Subdivide property into eight (8) lots and one (1) Outlot for construction of a commercial and multi-family residential development – Ryan Companies US, Inc. – PP-002751-2015

Requested Action: Approval of Preliminary Plat

Case Advisor: Brian S. Portz, AICP 

Applicant's Request: The applicant, Ryan Companies US, represented by Ed Arp with Civil Engineering Consultants, is requesting approval of a Preliminary Plat for approximately 37.2 acres generally located at the Southwest corner of EP True Parkway and Jordan Creek Parkway. The applicant proposes to subdivide the property into eight (8) lots for construction of a commercial and multi-family residential development and one (1) outlot to be dedicated to the City as greenway.

History: The properties are currently undeveloped ground. The properties in question were originally part of the Bridgewood PUD which was adopted in 1997. The subject property was removed from the Bridgewood PUD in conjunction with Jordan West Plat 1 which was approved in June of 2007. Jordan West Plat 2 was approved in February, 2008. Also in 2007, an Area Development Plan and Specific Plan Ordinance for the Jordan West property was approved that provided regulations for the development of offices on the property with limited retail aspects and internal private streets. On May 18, 2015, the City Council approved a Comprehensive Plan Amendment and Area Development Plan (ADP) amendment to allow for the new development proposal. And on June 15, 2015, the City Council approved a Zone Change Specific Plan for the site establishing regulations for the new Jordan West concept.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on July 13, 2015 as an informational item. No disagreement to the request was expressed by the Subcommittee.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues. Staff would summarize the following key points of interest:

- **Greenbelt Dedication:** A 4.5 acre portion of the greenway along the western edge of the development still needs to be formally deeded to the city per an Irrevocable Offer of Dedication agreement executed by Ryan Companies in 2007 (Dallas County book 2007, page 10387). This greenway area was part of the original parkland requirements for the Bridgewood PUD from 1998. The greenway was not dedicated previously. The property will be dedicated to the City as a part of the subsequent associated final plat.
- **Existing Easement Vacations:** The applicant is requesting to vacate the existing sanitary sewer, ingress/egress, greenbelt, and overland flowage easements on the property that were established during platting completed in 2007 in anticipation of the then projected office development concept. These easements are no longer valid in the current locations due to the proposed redesign of the development to include residential and commercial development. New easements will be established with the final platting of the property. The vacation request is also being considered at tonight's meeting.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Findings: This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.
2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.
3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.
4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.
5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.
6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendation And Conditions Of Approval: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat to create eight (8) lots for commercial and multi-family residential development one (1) outlot to be dedicated to the City as a greenway, subject to the applicant meeting all City Code requirements and the following:

1. In conjunction with development of the property, Applicant will be responsible for the installation of all standard public improvements, including sidewalks/trails and street lights adjacent to all public streets. The applicant acknowledging that public improvements will need to be completed and ready for acceptance by the City prior to issuance of any Final Occupancy permits.

Property Owner/Applicant:

Ryan Companies US, Inc.
14001 University Avenue, Suite 300
Clive, IA 50325
Attn: Brad Schoenfelder
brad.schoenfelder@ryancompanies.com

Applicant's Representatives:

Civil Engineering Consultants
2400 86th Street, Suite 12
Des Moines, IA 50322
Attn: Ed Arp
arp@ceclac.com

Attachments:

Attachment A - Commission Resolution
Exhibit A - Conditions of Approval
Attachment B - Location Map
Attachment C - Preliminary Plat

RESOLUTION NO. PZC-15-047

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A PRELIMINARY PLAT TO SUBDIVIDE PROPERTY INTO 8 LOTS FOR COMMERCIAL AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT, AND 1 OUTLOT

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Ryan Companies US, Inc., has requested approval for a Preliminary Plat (PP-002751-2015) to create eight (8) lots for commercial and multi-family residential development and one (1) outlot for future dedication to the City for a greenway on a 37.2 acre site generally located on the southwest corner of EP True Parkway and Jordan Creek Parkway;

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on July 20, 2015, this Commission held a duly-noticed public meeting to consider the application for Jordan West Plat 3 Preliminary Plat (PP-002751-2015);

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report or as amended orally at the Plan and Zoning Commission meeting are adopted.

SECTION 2. The Preliminary Plat (PP-002751-2015) to subdivide the property into eight (8) lots for commercial and multi-family residential development and one (1) outlot, is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report dated July 20, 2015 including conditions added at the meeting, and attached hereto as Exhibit "A." Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on July 20, 2015.

Craig Erickson, Chairperson
Plan and Zoning Commission

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on July 20, 2015, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

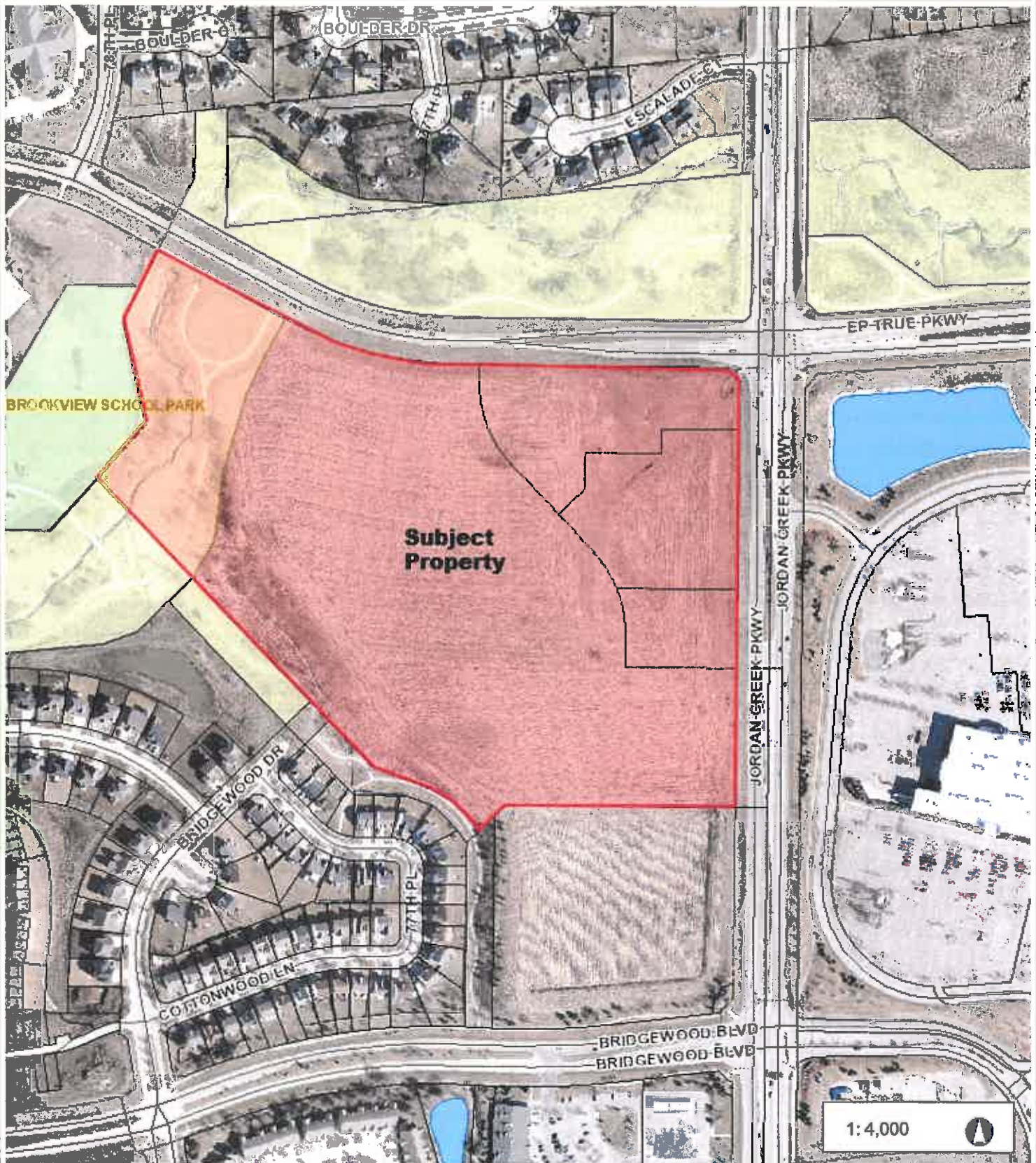
ABSENT: Hatfield

ATTEST:

Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. In conjunction with development of the property, Applicant will be responsible for the installation of all standard public improvements, including sidewalks/trails and street lights adjacent to all public streets. The applicant acknowledging that public improvements will need to be completed and ready for acceptance by the City prior to issuance of any Final Occupancy permits.



666.7 0 333.33 666.7 Feet

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
© City of West Des Moines, Iowa

THIS MAP IS NOT TO BE USED FOR NAVIGATION

PRELIMINARY PLAT
OF

JORDAN WEST PLAT 3

WEST DES MOINES, IOWA

ATTACHMENT C

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@cecinc.com



DATE	OT-15-B	REVISIONS	COMMENTS
		1	
		2	
		3	
		4	
		5	
		6	
			JAG 1 PM
			DATE OF SURVEY: MAR. 03, 2015
			DESIGNED BY:
			DRAWN BY:

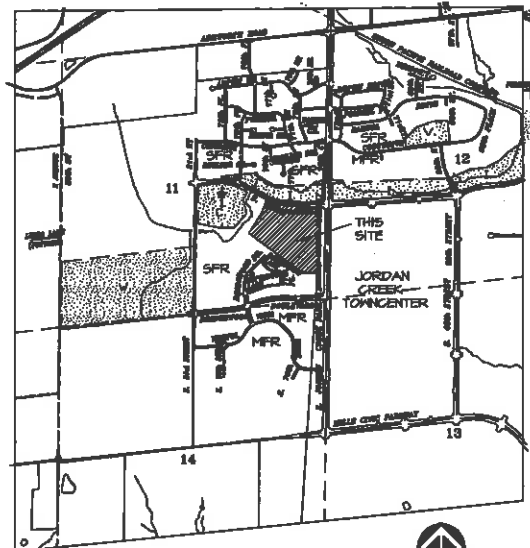
JORDAN WEST PLAT 3
WEST DES MOINES, IOWA

COVER

SHEET

OF 4

A-1649



VICINITY SKETCH



EROSION AND SEDIMENT CONTROL

JAMES DEAL
W/ RYAN COMPANIES US, INC.
14001 UNIVERSITY AVENUE, SUITE 300
CLIVE, IOWA 50525
515-304-8504

AND

SOIL-TEK
1101 SE 5TH STREET
GRANDES, IA 50311
(515) 486-3821

CONTROLS

- EXISTING VEGETATION IS PRESERVED WHENEVER POSSIBLE.
- PERMANENT SEEDING AND/OR SOODING AFTER CONSTRUCTION.
- VEGETATIVE BUFFER STRIPS THROUGHOUT PROJECT.
- PROTECTION OF TREES AND PRESERVATION OF NATURAL VEGETATION WHEREVER POSSIBLE.
- SILT FENCES
- DRAINAGE SHALES
- FLOW ATTENUATION BY USE OF OPEN VEGETATED SHALES AND NATURAL DEPRESSIONS.
- INFILTRATION OF RUNOFF ON SITE
- VELOCITY DISSIPATION DEVICES AT DISCHARGE LOCATIONS TO PROVIDE NON-EROSIVE VELOCITY FLOWS.
- ALL MATERIAL WASTES MUST BE REMOVED FROM THE SITE.
- OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED.
- STABILIZE THE ENTRANCE WITH 8-INCHES OF LIMESTONE.
- TOTAL COMPLIANCE WITH APPLICABLE STATE/LOCAL WASTE DISPOSAL REGULATIONS.
- CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
- CLEAN ALL DEBRIS AND MUD FROM PUBLIC STREETS AS SOON AS POSSIBLE.
- PROVIDE A ROCK AREA FOR EQUIPMENT TO BE CLEANED PRIOR TO ENTERING THE PUBLIC STREETS.
- JAMES DEAL, RYAN COMPANIES WILL BE RESPONSIBLE FOR INSURING MUD AND ROCK ARE CLEANED OFF PUBLIC STREETS.

STORM WATER NOTE

RYAN COMPANIES US, INC. IS RESPONSIBLE FOR DEVELOPING AND IMPLEMENTING A POLLUTION PREVENTION PLAN CONSISTENT WITH REQUIREMENTS FOR IOWA MOSES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGE. ADDITIONALLY, RYAN COMPANIES US, INC. IS RESPONSIBLE FOR COMPLETING A NOTICE OF INTENT TO THE IOWA DEPARTMENT OF NATURAL RESOURCES AND RECEIVING A LETTER OF AUTHORIZATION.

GRADING NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH URBAN DESIGN STANDARDS WITH THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR "SUBDIVISIONS".
3. ALL SPOT ELEVATIONS ARE AT BUTTER, UNLESS NOTED OTHERWISE.
4. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
5. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OF APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
6. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
7. AREAS TO RECEIVE FILL TO BE DENCED.
8. PREPARE BOTTOM OF BEDCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.
9. ALL SITE GRADINGS FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
10. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
11. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL MATCH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0 AND 4% OVER OPTIMUM MOISTURE.
12. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
13. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE. ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
14. BACKFILL TO TOP OF ALL CURBS.

UTILITY NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL IOWA ONE-CALL BEFORE STARTING WORK.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS. ALL SITE UTILITY WORK SHALL BE DONE TO WEST DES MOINES ENGINEERING SPECIFICATIONS, WEST DES MOINES PLUMBING CODE, AND WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
5. THE SITE UTILITY CONTRACTOR SHALL COORDINATE THE BUILDING SERVICE CONNECTIONS WITH THE BUILDING MECHANICAL CONTRACTOR.
6. VERIFY WATER MAIN AND SANITARY SEWER SERVICE LOCATIONS WITH ARCHITECTURAL DRAWINGS AND MECHANICAL PLANS.
7. ALL CONSTRUCTION WITHIN PUBLIC R.O.W. MEASUREMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
8. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W. MEASUREMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE IOWA PUBLIC WORKS DEPT. (222-3480) TO OBTAIN ANY AND ALL CITY PERMITS THAT MAY BE NECESSARY.
9. AT LEAST 48 HOURS PRIOR TO ANY WATER MAIN CONSTRUCTION, CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS.
10. BUILD TO WEST DES MOINES WATER WORKS SPECIFICATIONS.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
12. THE CONTRACTOR SHALL VERIFY THAT OFFSITE GRADINGS AND UTILITY EASEMENTS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED IN THE PROJECT.
14. CONTACT BUILDING INSPECTION AT (515)222-3690 A MINIMUM OF A 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTION.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-M98. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
17. ALL CONNECTIONS TO THE PUBLIC SEWERS SHALL BE CORE DRILLED.
18. PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.

OWNER/DEVELOPER

RYAN COMPANIES US, INC.
14001 UNIVERSITY AVENUE, SUITE 300
CLIVE, IA 50525
515-304-8500 PHONE
515-304-8516 FAX
ATTN: BRAD SHOENFELDER

COMPREHENSIVE PLAN

EXISTING: SUPPORT COMMERCIAL & MEDIUM DENSITY RESIDENTIAL
PROPOSED: SUPPORT COMMERCIAL & MEDIUM DENSITY RESIDENTIAL

ZONING

EXISTING: JORDAN WEST SPECIFIC PLAN (UNDERLYING ZONING DESIGNATION - SUPPORT COMMERCIAL & RESIDENTIAL MEDIUM DENSITY)
PROPOSED: JORDAN WEST SPECIFIC PLAN (UNDERLYING ZONING DESIGNATION - SUPPORT COMMERCIAL & RESIDENTIAL MEDIUM DENSITY)

LEGAL DESCRIPTION

A REPLAT OF OUTLOT V, JORDAN WEST PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2007, PAGE 10826 AND LOTS 1, 2 AND 3, JORDAN WEST PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 2008, PAGE 1668 AT THE DALLAS COUNTY RECORDER'S OFFICE, IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

BENCHMARK

MON. BENCHMARK #24 - INTERSECTION OF JORDAN CREEK PARKWAY AND MILLS CIVIC PARKWAY, 181.4 FEET EAST OF THE WEST END OF MEDIAN, IN THE CENTER OF 6 FEET GRASS MEDIAN IN MILLS CIVIC PARKWAY, 174 FEET WEST OF THE ANGLE POINT IN THE CURB FOR THE WESTBOUND TURN LANE.

ELEVATION 209.85 MNN.

BENCHMARK #44 - SOUTHEAST CORNER OF E.P. TRUE PARKWAY AND 81ST STREET AT THE NORTHEAST CORNER OF THE SIDEWALK JUNCTION 3 FEET EAST OF NORTH-SOUTH SIDEWALK, 3 FEET NORTH OF EAST-WEST SIDEWALK, 34 FEET SOUTH OF BACK OF CURB.

ELEVATION 210.05

NOTES

1. THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1:10000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1:5000 FOR INDIVIDUAL LOTS.
2. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
3. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLATS RECORDING DATE.
4. ALL EASEMENTS SHOWN ARE EXISTING EASEMENTS OF RECORD UNLESS LABEL AS "PROPOSED".

NOTES

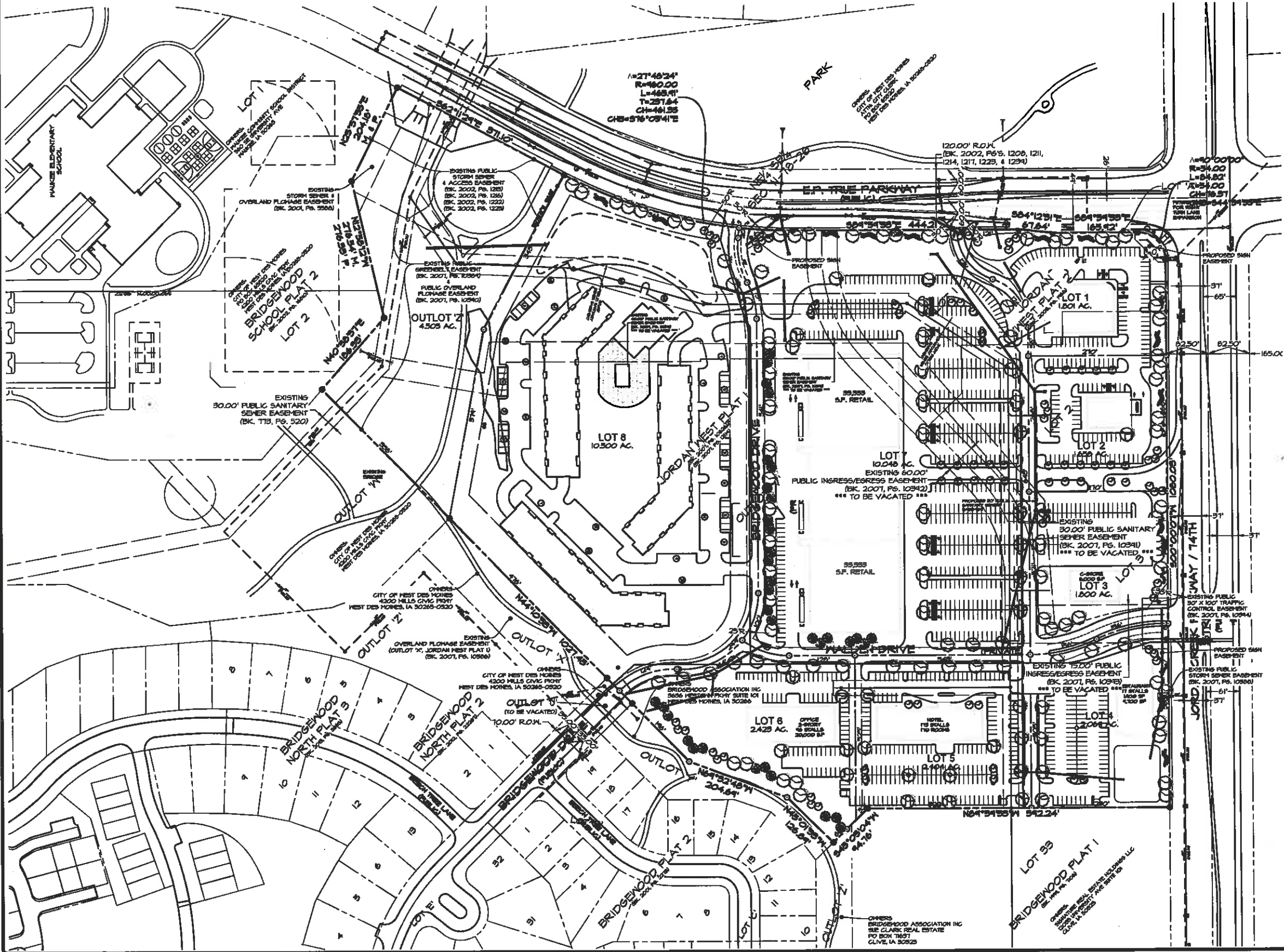
1. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
 - A. WEST DES MOINES ENGINEER
 - B. RYAN COMPANIES US, INC.
 - C. CIVIL ENGINEERING CONSULTANTS, INC.
2. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
3. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
4. PROVIDE 2' CONCRETE BORDOT AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS.
6. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OF APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
7. SIDEWALK & DRIVE APPROACH INSTALLATIONS TO BE INSPECTED BY CITY OF WEST DES MOINES ENGINEERING DEPARTMENT, MINIMUM 24 HOUR NOTICE.
8. ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY THE OVERSEER/CONTRACTOR IN TIMELY FASHION.
9. ALL CONSTRUCTION WITHIN THE CITY OF WEST DES MOINES R.O.W. SHALL COMPLY WITH THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
10. PUBLIC STREET PAVEMENT THICKNESS SHALL BE 6" P.C.C. IV & 8" P.C.C. CURB & BUTTER.

LEGEND

- ▲ FOUND SECTION CORNERS
- FOUND CORNERS
- SET PROPERTY CORNER (5/8" I.R. WELLS GAP 1/8" B.B. UNLESS OTHERWISE NOTED)
- PLAT BOUNDARY
- EXISTING PROPERTY LINES
- PROPOSED LOT LINES
- EASEMENT LINES
- BUILDING SETBACK LINES (B.S.L.)
- CENTERLINE STREET
- D. DEEDED BEARINGS & DISTANCE
- P. PREVIOUSLY RECORDED BEARINGS & DISTANCE
- M. MEASURED BEARINGS & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- B.C. 100', P.B. 100' COUNTY RECORDER'S INDEXING BOOK
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT



JORDAN WEST PLAT 3



Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322

515.276.4884 • Fax: 515.276.7084 • mail@cecinc.com

CEC

DATE	BY	REVISIONS	COMMENTS
		1	
		2	
		3	
		4	
		5	
		6	

JORDAN WEST PLAT 3

WEST DES MOINES, IOWA

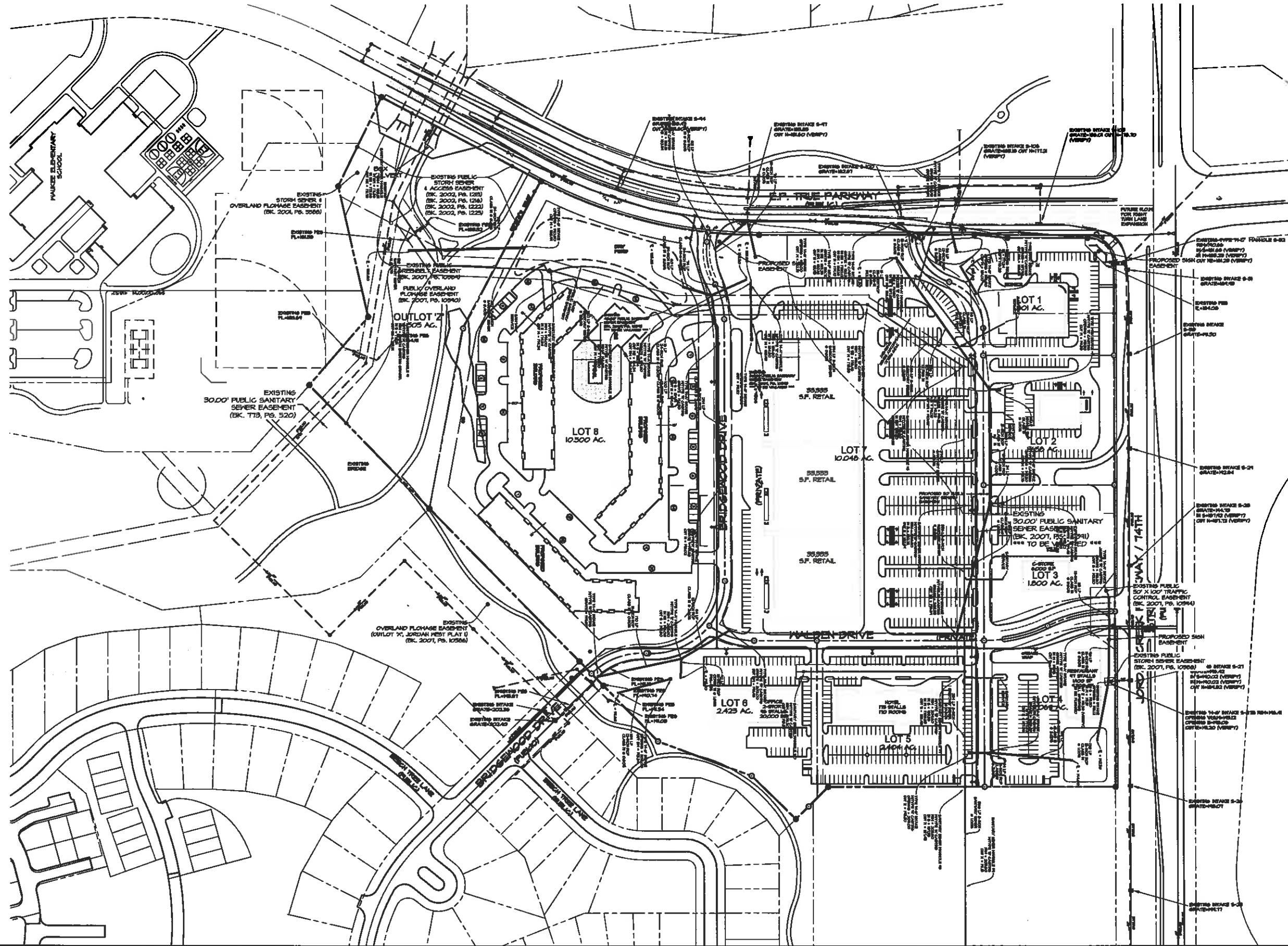
A1649 PRELIMINARY PLAT - PT DIM & LANDSCAPE

2

4

A-1649

JORDAN WEST PLAT 3



SCALE: 1"=100'



JORDAN WEST PLAT 3
WEST DES MOINES, IOWA

A1649 PRELIMINARY PLAT - PP UTILITY

DATE	01-15-15	REVISIONS		COMMENTS
		1	2	
		3		
		4		
		5		
		6		

DATE OF SURVEY:
DESIGNED BY:
DRAWN BY:



CFC

Civil Engineering Consultants, Inc.
24400 86th Street, Unit 12 • Des Moines, Iowa 50322
15.276.4884 • Fax: 515.276.7084 • mail@cecinc.com